

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 15, 1969

Appeal No. 10189 D.C. Redevelopment Land Agency, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 21, 1969.

EFFECTIVE DATE OF ORDER - Nov. 12, 1969

ORDERED:

That the appeal for permission to reinstate BZA Order 9841 granting attendant parking and BZA Order 9369 granting variance of Paragraph 3308.22 permitting roof structures in excess of 0.25 for office building at 825 North Capitol Street, NE., lot 117, Square 676, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-M-3 District.
2. In Appeal No. 9256, approved by the Board June 20, 1967, effective December 5, 1967, the Board approved attendant parking to accommodate approximately 400 cars on the subject site.
3. In Appeal No. 9369, approved by the Board on April 17, 1968, effective April 23, 1968, the Board approved a roof structure for the same building considered in Appeal No. 9256 but provided that the roof structure could be constructed with an FAR of 0.30.
4. In appeal No. 9841, approved by the Board November 13, 1968, effective November 26, 1968, the Board approved reinstatement of BZA Order No. 9256 granting attendant parking and BZA Order No. 9369 granting variance of Paragraph 3308.22 permitting roof structure in excess of 0.25 FAR for office building.
5. The applicant has been unable to commence construction within the 6-month period allowed under the building permit secured under Appeal No. 9841.
6. Conditions remain as they existed at the time of the previous Order.

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7. No opposition to the granting of this appeal was registered at the public hearing.


OPINION:

We incorporate here the Orders issued in Appeal No. 9256, effective December 5, 1967, Appeal No. 9369, effective April 23, 1968 and Appeal No. 9841, effective November 26, 1968. It is concluded that the facts remain as they were on the date of the previous Orders and that the granting of this appeal is consistent with those previous Orders.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THAT THE BOARD'S ORDER IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.